

DOWNTOWN COMMISSION RESULTS

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Tuesday, October 18, 2016
77 N. Front Street, STAT Room (Lower Level)

Planning Division
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Downtown Commission
Daniel J. Thomas (Staff)
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I. Attendance

Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Michael Brown; Kyle Katz; Tedd Hardesty; Mike Lusk; Jana Maniace;

Absent: Robert Loversidge; Danni Palmore

City Staff: Daniel Thomas; Anthony Celebreze, Jr.; Daniel Blechschmidt, Ashley Senn, Brandan Hayes, Kelly Scocco

II. Approval of the September 20, 2016 Downtown Commission Meeting Results

III. Final Reviews – Certificate of Appropriateness

Case #1 16-10-1

Address: 255 S. High Street

Applicant: Crawford Hoying Development Partners, Nelson Yoder

Property Owner: Swan Super Cleaners

Design Professionals : DesignGroup, Michael Bongiorno and Liz Maso

Request:

Certificate of Appropriateness review for an eleven story building (apartments with ground floor retail and one level of structured parking underneath). The existing three story 255 S. High St. (Swan Cleaners) would be demolished. CC3359.05(C)1), 3359.23

The project was conceptually reviewed last month

Discussion

Mike Bongiorno – materials were shown. KK – motion to accept, JM – 2nd. TH – suggested that despite the narrow High Street frontage that the project coordinates with the adjacent Beatty Building in complying with the new streetscape standards.

Results

Motion to approve. (6-1-0) Mike Lusk recusing.

Case #2 16-10-2

00:12

Address: 225 S. Third Street**Two25 COMMONS****Applicant:** Two25 Commons LLC**Property Owners:** City of Columbus –

Capitol South Community Urban Redevelopment Corporation

Developers: The Daimler Group and Kaufman Development**Design Professionals :** NBBJ**Request:**

Certificate of Appropriateness approval of the design of a pedestrian bridge. CC3359.05(C)1)

The 12 story office / residential project was approved by the Commission in June of this year At that time the use approval of the bridge was also approved. The bridge still needs design approval. Bridge supports are in the Public R.O.W. – Public Service approval is needed for this.

Discussion

BW – groundbreaking for the project is expected either later this year or in Jan. 2017. NBBJ – a 3D computer model has been done to help explain dynamics of the bridge. Conveying lightness is an important element in the way of material and color. The bridge will be prefabricated off site and brought in only requiring a few days of on-site construction. Perforated metal panels and concrete deck are the major materials. Perforation is hard to capture in a rendering (sample brought in). Panel is ribbed in order to promote stability. Axonometric view shown. The bridge will be enclosed, but open aired (some protections against the weather). The left hand side will be open. The top will be a solid material. A degree of wind and rain can come in.

SW – Is this something that should be accentuated or something less. NBBJ – we wanted to make the bridge that stood on its own as a gateway piece. SW – wouldn't you want to accentuate your new building (which looks good – the parking garage is about as mundane as can be). KK – I like the fact that the bridge is angular and stands out. I wonder if the materials will dilute its form. OB voiced his concerns with the transparency / safety issue with the perforated material. A – this and similar materials frequently and effectively used. MB – needs to be interesting and a statement – a place.

Bridge lighting was shown. LED lighting with a capacity to change with seasons, events, etc. Currently there is no lighting on the underside on the sidewalk. There will be ambient light. KK – the lighting will create dynamism at night, is there any way dynamism can be created during the day? Good looking plans can end up disappointing in execution. JM – share the concern with the material in terms of achieving lightness. Could you be interested in exploring other materials. I'm also a little concerned about not having lighting in the bridge itself at night.

A – the perforation does change as one moves around the bridge, which has different facets. A – changes occur throughout the day, seasons and weather. Pictures shown of other examples. MB - move to accept, ML – 2nd.

Results

Motion to approve (6-0-1) Hardesty recusing.

Case #3 16-10-3

25:10

Addresses: 31-37 W. Long Street; 39-47 W. Long Street; & 55 W. Long Street**Applicant:** Connect Realty**Property Owner:** Long Street Associates LLP**Design Professional :** Sandvick Architects**Request:**

Certificate of Appropriateness for the exterior renovation / rehabilitation of the three connected buildings listed above (31-37 W. Long Street; 39-47 W. Long Street; & 55 W. Long Street). These are three late 19th or early 20th Century buildings (4, 7 & 3 stories) which will become into apartments and street level retail. This will be a Historic Investment Tax Credit project. CC3359.05(C)1)

This project is in the same grouping of historic buildings as was the Cravings Cafe (114 N Front Street), approved by the Commission in April of this year.

Discussion

Staff – contextual information given. Part 2 of the Investment Tax Credit, which has been approved by the Park Service, for project given to Commission. Project involves primarily like by like replacement and repair of windows, repair of brick and new storefronts on first floor retail. The roof of the Cravings Café will have a green roof / patio supporting the adjacent residences. Update given on structural repair of Cravings roof. More detailed information on the windows distributed to the Commission. The furthest west two buildings are listed on the National Register. The floor plates of all buildings will be combined. Elevator in the central 7-story building will serve all. Windows on the 7 story building will be rebuilt with insulated glass.

Storefronts will be taken back to their original masonry openings and a dark bronze framing used. These will be contemporary. Upper floor windows will be painted a custom color (pebble), a taupe color. Fire escapes will remain. Brick will be tuck pointed and repaired. The property is not listed on the Columbus Register of Historic Properties, although the City’s Historic Preservation Office has been consulted. KK – move to accept, MB – 2nd.

Results

Motion to approve (7-0).

Case #4 16-10-4

40:00

Address: 210 South High Street**HighPoint****Applicant:** Winans Chocolates + Coffees + Wines**Design Professional:** Affandi Architecturre & Design LLC (Chagrin Falls, Ohio)**Property Owner:** Falco Smith & Kelley Ltd.**Request:**

Certificate of Appropriateness for the installation façade, signage and sidewalk café for new retail. CC3359.05(C)1)

In May of this year the Commission approved the installation of a new storefront system to replace the “temporary” boarded window spaces along street level at HighPoint.

Discussion

Shop will occupy the northeast corner of High and Rich. Staff presentation of transformations made of HighPoint storefronts this year. Door bay will be transformed. Plans shown and new details distributed. Diagonal blade sign (interior illuminated) is consistent with projections of other similar signs. Sconce lighting do not exist elsewhere at HighPoint. Staff gave background on retail design progression at HighPoint and desire to have tenant participation. SW – differences will be desirable. KK – building needed the breakup. MB – is there a reason why the patio is not in synch with the awnings and windows? A – concerns with not encroaching with the corner (ramp). MB – suggests that you might want to get more patio. Staff – applicant will have to go to R.O.W. Section for sidewalk café. Also High Street has the widest sidewalk (23 ft.) in downtown. KK – move to approve with the condition that the applicant can (electively) expand the sidewalk area with administrative approval. MB – 2nd. JM – concern that the windows are too dark, is there too much black. Could the awnings be lightened up?

Results

Motion to approve with the ability to expand sidewalk and make awning color changes administratively. (7-0)

IV. Conceptual Review

Case #5 16-10-5C

50:10

Address: 235 North Fourth Street

Weisheimer Building

Applicant and Design Professional: Brad Parish, Architectural Alliance

Property Owner: Weisheimer Holding Co. LLC

Request:

Conceptual review for the renovation. . CC3359.05(C)1)

Discussion

Capital Equities presenting – Building is located on Fourth St. near Chestnut St. Contextual images shown. CE – overview of project. Have been working on the Smith Brothers Building and is now focusing on this project, 3 stories, 20,000 sf. Old, original building with a lot of character inside and out. Original wood beams and floors, good light opportunities. Exterior improvements incorporating all new windows throughout. Chestnut side will have new window openings. There is evidence of openings on the interior of old windows. These will be opened up. On west and east side, new windows that will bring a new retail and office / warehouse feel to the front side of the building. Second and third floors of the building are currently vacant or used for storage. Weisheimer occupies most of the first floor. Plan is to renovate the building and accentuate the original brick and wood. High ceilings (14 to 16 ft.)

MB – Parking lot situation? A – Will own the adjacent parking lot and intend to keep it and not build on it. JM – explain decision for the two garage doors. Could configuration be more in keeping with the other window treatment? Will there be sidewalk cafes? A. – keeping options open. No specific tenants as of now. Were involved with Pins Mechanical up the street with an open air feeling. TH – parking lot – there are guidelines for parking lot treatment – take a look at these in terms of improvement. Try to access parking from the alley and not Fourth Street. MB – make the parking lot look like it belongs with the building. The Weisheimer business has been winding down and will be closing.

Results

Conceptual review only. No vote taken.

VI. Requests for Certificate of Appropriateness for Advertising Murals

Case #6 16-10-6M

1:01:00

Greyhound ad mural

Address: 260 S. Fourth Street

Applicant: Orange Barrel Media

Property Owner: Stoddart Block LP

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the south elevation of 260 S. Fourth St. Proposed mural – Greyhound– “Allow us to re-introduce ourselves.” There have been numerous ad murals at this location, the current being for the Maker’s Mark CC3359.07(D)

Dimensions of mural: 113’W x 31’-6”H, non lit vinyl mesh banner

Term of installation: Seeking approval from October 27 through December 27, 2016

Area of mural: 3,559.5 sf

Approximate % of area that is text: 4.7%

Discussion

JB – Greyhound is reintroducing themselves to the public and has chosen a throwback motif. MB – the bus could be stretched further to the right and the words smaller. Questions about % text. MB – motion to accept, TH – 2nd.

Results

Motion to approve (7-0)

Case #7 16-10-7M

1:04:20

Greyhound ad mural

Address: 110 N. Third Street

Applicant: Orange Barrel Media

Property Owner: Exchange Urban Lofts Condominium Association

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 110 N. Third Street. Proposed mural – Greyhound - “Modern-day bus. Throwback fares.” There have been numerous murals at this location, currently Columbus Blue Jackets CC3359.05(C)1)

Dimensions of mural: 26’W x 76’H, lit

Term of installation: Seeking approval from October 27 through December 27, 2016

Area of mural: 1,976 sf

Approximate % of area that is text: 3.7%

Discussion

SW – this Greyhound mural looks better, it has smaller print, and it's a more interesting graphic. JB – it reads better because it is vertical. KK – move to accept, ML – 2nd.

Results

Motion to approve (6-1) Maniace

Case #8 16-10-8M

1:06:15

Sky Vodka ad mural

265 Neil Avenue (Northbank Condos) – facing southbound Neil Ave. traffic

Applicant: Orange Barrel Media

Property Owner: NWD 300 Spring LLC

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 265 Neil Avenue. Proposed mural – Sky Vodka “Let's Holiday RESPONSIBLY” The Downtown Commission has previously approved numerous murals at this location, the latest being for Blu (3 Cig) – “Just you & Blu”. . CC3359.07(D).

Dimensions of mural: 70'W x 31'H Two dimensional, non lit

Term of installation: Seeking approval from Nov. 2, 2016 through Jan. 4, 2017

Area of mural: 2,170 sf

Approximate % of area that is text: 4.2%

Including label: 12%

Discussion

JB – works well with coloring on the bottle and background – looks festive. MK – it is a responsibility campaign. MB – motion to accept, KK – 2nd.

Results

Motion to approve (7-0)

Case #9 16-10-9M

1:07:40

Bud Light Ad Mural

66 S. Third Street

Applicant: Orange Barrel Media

Property Owner: Capitol Square Ltd.

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 66 S. Third St. Proposed mural – Bud Light - “Brewed in Columbus”. The Downtown Commission has previously approved numerous murals at this location, the current one being for United Way. CC3359.07(D)

Dimensions of mural: 29'W x 26'H Two dimensional, not lit

Term of installation: Seeking approval from October 28 through December 23, 2016

Area of mural: 754 sf

Approximate % of area that is text: 3.3%

Discussion

JB – local product, brewed up on 1st 61. KK – move to accept. JM – last month we talked about restricting Capitol Square to more public service messages. JB – our interpretation was that this was more applicable to Broad Street. Third Street is not as relevant. SW – I think this is a pretty visual graphic. MB – 2nd.

Results

Motion to approve (6-1) Maniace

VII. Business / Discussion

1:09:50

Public Forum

Staff Certificates of Appropriateness have been issued since last notification (September 15, 2016)

1. 35 W Spring St.- Apple AM –Lamar (Marriott)
2. 285 N Front St. (rear) OB - Apple iPhone AM
3. 43 W Long St. - Apple iPhone AM – OB
4. 60 E Long St.- Apple iPhone AM - OB
5. 15 W Cherry St. –Apple iPhone AM - Outfront
6. 375 S. High St. – City Courts – Stoop
7. 260 S. Fourth St. - Hadley’s sidewalk café referral
8. 491 Park St. – Cantina Seasonal
9. 17 S. High St. – Charity Newsies – Temporary banner
10. 101 E. Town St. – Swap out multitenant sign – Lighttower
11. 190 S. High St. – HighPoint - Awning for pool area

Note: Next meeting will be on November 15, the third Tuesday of the month (four weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.

1:28:45